

## PROPOSED “QUIMBY” ORDINANCE REGARDING PARK LAND DEDICATION / FEES

State law (The Quimby Act) allows cities to secure the dedication of land and/or the payment of fees, for park and recreational purposes, as a condition of subdividing land for housing. The City is intending to enact an ordinance to implement this provision of State law.

Under the law, the amount of land that to be dedicated or fees to be imposed cannot exceed the amount necessary to provide 3 acres of parkland per 1,000 residents. The cost of providing park improvements is also taken into account, and based on a report prepared in 2003; those improvement costs are, on average, \$81,445 per acre of park land.

The following formulas would generally determine the amount of land to be dedicated or the fee paid.

### 1. Formula for calculating the dedication of land

Number of Dwelling Units Based on Proposed Map	x	3.03 (Average Number of Person Per Dwelling Unit According to 2000 U.S. Census)	x	.003 (3 Acres Per 1,000 Residents)	=	Number of Acres to be Dedicated
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## 2. Formula for calculating the fee amount in lieu of land dedication

$$\begin{array}{ccccccc} \text{Number of Dwelling Units Based on Proposed Map} & \times & \begin{array}{c} 3.03 \\ \text{(Average Number of Persons Per Dwelling Unit According to latest U.S. Census)} \end{array} & \times & .003 & \times & \begin{array}{c} \text{Park Cost Per Acre} \\ \text{(incl. land acquisition and improvement costs)} \end{array} & = & \text{Total In-lieu Fee} \end{array}$$

Land dedicated for park purposes would be conveyed to the City when the “final” subdivision map is recorded. If fees are paid, they may be collected when the final map is recorded or deferred to the building permit stage.

The ordinance does not affect existing lots. It applies only when a parcel is subdivided for housing.

**EXAMPLE: Let's assume that someone wants to subdivide a 10-acre property into 40 residential lots, and build a house on each lot.**

Land Dedication Calculation:

40 lots or dwellings x 3.03 persons per dwelling = 121 persons

121 persons x 3 acres per 1000 persons = .36 acres of required parkland

Out of the 10 acres, .36 acre would be dedicated for park purposes.

**OR**

Fee Calculation:

40 lots or dwellings x 3.03 persons per dwelling = 121 persons

121 persons x 3 acres per 1000 persons = .36 acres of required parkland

.36 acres x \$81,445 per acre for park improvements = \$29,320

\$29,320 + value of .36 acres of land = Park Fee (as an alternative to dedicating land)

If you have any questions regarding the proposed ordinance, you may contact Joe Richards, City Planner at 760-770-0370 or at [jrichards@cathedralcity.gov](mailto:jrichards@cathedralcity.gov) .